



Date: 10.12.2025

To,
The Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai – 400051

Symbol: SUBAHOTELS
Series: EQ

Subject: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of binding Term sheet for Operating a New Hotel Property at Ujjain, Madhya Pradesh

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in accordance with the Company's Policy on Disclosure of Material Events, we hereby inform you that Suba Hotels Limited ("the Company") has executed a binding term sheet on 10th December 2025 with Mr. Vijay Joshi ("Owner") for operating a new hotel property under the Company's "Click Hotel" brand.

The binding term sheet has been executed for the operation of a brownfield hotel property located at Tirupati Homes, Mahaveer Bag Colony, Opp. Anushree Hotel, Indore Road, Ujjain, Madhya Pradesh. The proposed property comprises 55 rooms across two interconnected buildings, along with requisite back-of-house and utility infrastructure in line with the Click Hotel brand standards, as detailed in Annexure A.

This proposed property aligns with the Company's strategy to expand its presence in Tier-II pilgrimage and business destinations and is expected to further strengthen its asset-light operating portfolio.

The above disclosure is being made in compliance with Regulation 30 of the SEBI (LODR) Regulations, 2015.

You are requested to take the above information on record.

Thanking you,
For and on behalf of **Suba Hotels Limited**
(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)

Sonam Aggarwal
Company Secretary
Email: compliance@subahotels.com
Tel: 022-24825101



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Annexure – I

Details of the Term sheet executed for the hotel property located at Ujjain Madhya Pradesh

Sr. No.	Particulars	Details
1	Name of the parties to the agreement	Suba Hotels Limited (“Operator”) and Mr. Vijay Joshi (“Owner”)
2	Nature of the agreement	Execution of a binding Term Sheet for operating and managing a hotel property under the Click Hotel brand
3	Name of the brand / business activity	Operation and management of a 55-room hotel under the Click Hotel brand
4	Location of the property	Tirupati Homes, Mahaveer Bag Colony, Opp. Anushree Hotel, Indore Road, Ujjain, Madhya Pradesh
5	Key terms of the agreement	The key terms include a minimum guaranteed payment or a revenue-share arrangement, whichever is higher, along with an interest-free security deposit and an operational investment by Suba Hotels. The property is a brownfield hotel with multiple rooms across interconnected buildings, subject to an agreed lock-in and overall term.
6	Whether the transaction is a Related Party Transaction	No , this is not a Related Party Transaction
7	Promoter / promoter group interest in the entity	None ; promoters have no interest in the Owner or the Property
8	Estimated timeline for execution of definitive agreement	Within 20 days , subject to completion of due diligence
9	Strategic Rationale	<ul style="list-style-type: none"> • Part of Suba Hotels’ expansion strategy in pilgrimage & Tier-II markets • Expected to strengthen the Company’s asset-light portfolio • Operations to begin post pre-opening work & brand standard compliance

Note:

This disclosure is made pursuant to **Regulation 30(6)** read with **Para A of Part A of Schedule III** of SEBI (LODR) Regulations, 2015.